



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**5-1**

**SUBDIVISION REVIEW BOARD**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE June 5, 2006	CONTACT/PHONE Holly Phipps / 781-1162	APPLICANT Thomas Erskine Trust	FILE NO. SUB2005-00175 CO 06-0011
<b>SUBJECT</b> Request by Thomas Erskine Trust for a Tentative Parcel Map CO 06-0011 to subdivide two lots totaling 28,425 square feet into three parcels of 7,550 square feet, 7,550 square feet and 13,325 square feet for the purpose of sale and/or development. The proposed project is within the Residential Single-family land use category and is located on the south side of Gough Avenue for Lot 1 and Lot 2 and north side Lincoln Street for Lot 3, approximately 1,000 feet west of the intersection of Old County Road, in the Community of Templeton. The site is in the Salinas River Planning Area.			
<b>RECOMMENDED ACTION</b> Approve Tentative Parcel Map CO 06-0011 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 15 (ED05-395) Categorical Exemption was issued on April 6, 2006.			
<b>LAND USE CATEGORY</b> Single-family Residential	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 041-131-046 and 005	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS:</b> Section 22.104 – Salinas River Planning Area Section 22.104.090 – Templeton Urban Area Standards; Templeton Community Design Plan – Site Planning: V.A1: Varied Front Yard Setback, V.A2: Lot Shape Variety, V.A3: Percent of Building Footprint to Lot Size, V.A4: Driveway Frontage and Garage Location, V.A5 Driveways, V.A8: Street Tree Requirement, V.A9: Street Lighting			
<b>LAND USE ORDINANCE STANDARDS:</b> Section 22.22.090 E. Subdivision Design (Residential Single-Family) – Land division limitations.			
<b>EXISTING USES:</b> Vacant			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> North: Residential-single family / residences      East: Residential-single family / residences South: Residential-single family / residences      West: Residential-single family / residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Air Pollution Control Board, General Services/Parks, Road Naming (Tract/Parcel Map), Templeton (Water/Sewer), Templeton Fire, RWQCB, Templeton Community Advisory Council and Community Liaison Karen Nall	
TOPOGRAPHY: Gently sloping	VEGETATION: Oak trees and grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton Fire	ACCEPTANCE DATE: March 1, 2006

### ORDINANCE COMPLIANCE:

#### *Minimum Parcel Size*

Section 22.22.080 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Single Family land use category. The standards are based on the type of access serving the property, the topography of the site, and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 6,000 square foot parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Access	Located on a Lincoln street	6,000 square feet
Slope	Average slope is between 8 % and 9.5 %	6,000 square feet
Water Supply and Sewage Disposal	Community Water Community sewer	6,000 square feet

*Staff Comment:* The Salinas River planning area standards states in Section 22.104.090.E (1). Land Division Limitation. Single-family lots created through new land divisions shall be at least 7,500 square feet.

#### *Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

#### *Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

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*Affordable Housing Fees*

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

*Planning Area Standards:*

Section 22.104.090.E (1) sets a minimum parcel size of at least 7,500 square feet within the Templeton Urban Reserve line. The proposed division meets the requirements for single-family lots created through new land divisions being at least 7,500 square feet in size.

*Staff Comment: As proposed, the project meets this planning area standard because the smallest proposed parcel will be 7,550 square feet.*

Section 22.104.090.E (2) sets design standards as follows:

- a. Driveway Frontage. Driveway width is limited to a maximum of 16 feet, except for flag lots, cul-de-sac lots and lots with less than 40 feet frontage, or where a wider driveway is needed for County Fire Department requirements.
- b. Garage Location. Garages and carports shall be located five feet further back from the street than the front residences, except where limited site area, width and / or access make the required setback infeasible, an adjustment may be approved in compliance with Section 22.70.030. Refer to the Templeton Community Design Plan, pages V-5 through V-6, for more guidance on driveways and garage locations.
- c. Fence and Wall Requirements. The standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

*Staff Comment: The project will be conditioned such that future development will be consistent with these standards.*

*Templeton Design Plan Guidelines:*

*Guideline V.A1: Varied Front Yard Setback*

Each group of three adjacent houses should contain at least one house whose front yard setback differs from those of neighbors by a minimum of 7 feet.

*Staff Comment: As proposed the project meets this condition because the proposed parcel map configuration does not allow for the development of three adjacent houses in a line.*

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Guideline V.A2: Lot Shape Variety

Each group of three adjacent lots should vary their lot sizes by containing one lot whose size or width should differ from those of the group by a minimum of 15 percent.

*Staff Comment: As proposed the project meets this design guideline. In addition, the proposed project will be conditioned so that future residences meet the design standards in the Templeton Community Design Plan for single-family residence.*

**ENVIRONMENTAL DETERMINATION**

This project is eligible for a Class 15 Categorical Exception because:

- The subdivision is of less than four lots.
- The site is in an urban area.
- The site is zoned residential.
- The site has slopes less than 20 percent.
- The subdivision conforms to the General Plan and Land Use Category maps.
- All services and access to the proposed parcels are available and meet local standards.
- The site has not been subject of a previous subdivision within the previous two years.

**COMMUNITY ADVISORY GROUP COMMENTS:** Templeton Area Advisory Group supported the project on March 13, 2006.

**AGENCY REVIEW**

*Public Works-* Recommend approval. See stock conditions. Project is within Templeton road fee area.

*Environmental Health* – Please see stock conditions for community water and sewer. This office will need an intent to serve from TCSD in order to provide preliminary approval.

*Ag Commissioner-* No comment.

*County Parks* – Require Quimby fees.

*TCSD / Fire-* See attached letter.

*Templeton Community Services District* – The applicant has 3 units of water and sewer available to serve each parcel created by the proposed split.

*APCD* – See attached letter.

*TAAG-* Approved on consent. Preserve the oak trees.

**LEGAL LOT STATUS:**

The two lots were legally created by a recorded map at a time when that was a legal method of creating lots.

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## FINDINGS - EXHIBIT A

### *CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 15) pursuant to CEQA Guidelines Section 15303 because the subdivision is within an urban are and will be subdivided into four or fewer parcels.

### *Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Single-family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of residential uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support three primary dwellings and three secondary dwellings.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because project is of limited size and scope and is not located in close proximity to significant wildlife.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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## CONDITIONS - EXHIBIT B

### Approved Project

1. Request by Thomas Erskine Trust for a Tentative Parcel Map CO 06-0011 to subdivide two lots totaling 28,425 square feet into three parcels of 7,550 square feet, 7,550 square feet and 13,325 square feet for the purpose of sale and/or development. No oak tree removal is allowed for development of the lots or improvements.

### Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
  - a. Lincoln Avenue and Gough Avenue widened to complete an A-2 urban section fronting the property.

### Improvement Plans

3. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Grading and erosion control plan for subdivision related improvement locations.
  - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
4. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
5. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
6. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
  - a. Submit a copy of all such permits to the Department of Public Works OR
  - b. Document that the regulatory agencies have determined that said permit is not longer required.
7. Prior to approval of improvement plans, the applicant shall show the following on the improvement plans:
  - a. Reduce the amount of disturbed area where possible.

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- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stockpile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. Prior to approval of improvement plans, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).

### **Drainage**

- 8. Submit complete drainage calculations to the Department of Public Works for review and approval.
- 9. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
- 10. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
  - a. reserved as a drainage easement in favor of the owners and assigns.
- 11. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

### **Utilities**

- 12. Electric and telephone lines shall be installed underground.
- 13. Cable T.V. conduits shall be installed in the street.
- 14. Gas lines shall be installed.

### **Additional Map Sheet**

- 15. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. Driveway width is limited to a maximum of 16 feet, except for flag lots, cul-de-sac lots and lots with less than 40 feet frontage, or where a wider driveway is needed for County Fire Department requirements.
  - b. Garages and carports shall be located five feet further back from the street than the front residences, except where limited site area, width and / or access make the required setback infeasible, an adjustment may be approved in compliance with Section 22.70.030. Refer to the Templeton Community Design Plan, pages V-5 through V-6, for more guidance on driveways and garage locations.

- c. Solid fences and walls that are proposed along public roads and will be visible from the public road shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.
- d. Construction plans for future residential construction shall show compliance with Templeton's Community Design Plans standards for single-family residences.
- e. No oak tree removal is allowed.
- f. Prior to issuance of construction permits only the following types of wood burning devices shall be allowed (based on District Rule 504) and shall be shown on all applicable plans.
  - 1. EPA-Certified Phase II wood burning devices;
  - 2. Catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab
  - 3. Non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally recognized testing lab
  - 4. Pellet-fueled wood heaters
  - 5. Dedicated gas-fired fireplaces.
- g. As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

**Covenants, Conditions and Restrictions**

- 16. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
  - a. Notification to prospective buyers that an additional map sheet was recorded with the final parcel map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.
  - b. If a drainage basin is required, on-going maintenance of drainage basin fencing in perpetuity.
  - c. If a drainage basin is required, on-going maintenance of drainage basin and any adjacent landscaping in a viable condition on a continuing basis into perpetuity.



**Parks and Recreation (Quimby) Fees**

17. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels shown on the map that do not already have legal residential units on them.

**Affordable Housing Fee**

18. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

**Miscellaneous**

19. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
20. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
21. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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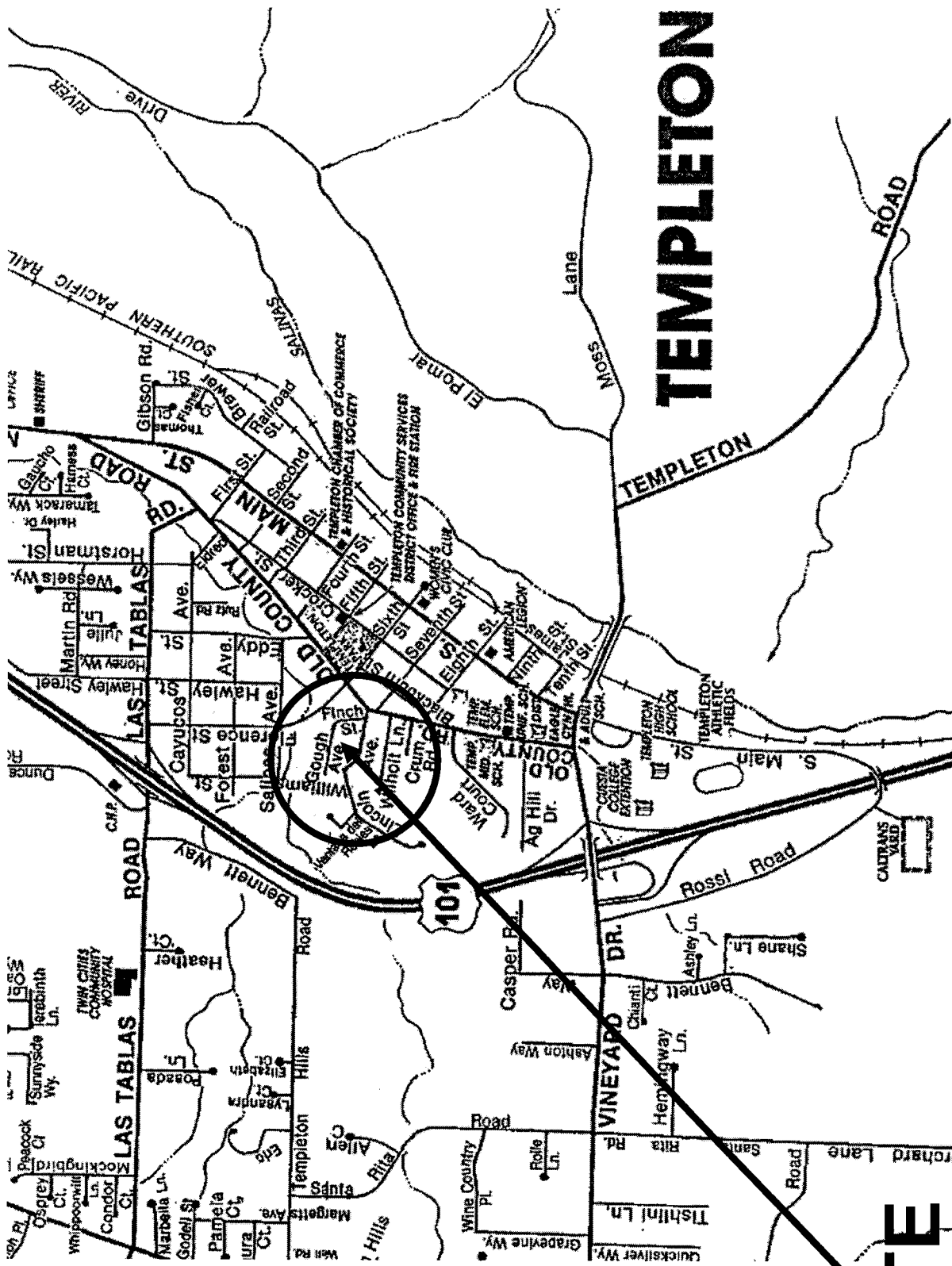
**EXHIBIT B**

**STANDARD CONDITIONS OF APPROVAL FOR  
SUBDIVISIONS USING COMMUNITY WATER AND SEWER**

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.

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12. Prior to submission of the map “checkprints” to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.



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# TEMPLETON

# SITE

PROJECT

Parcel Map

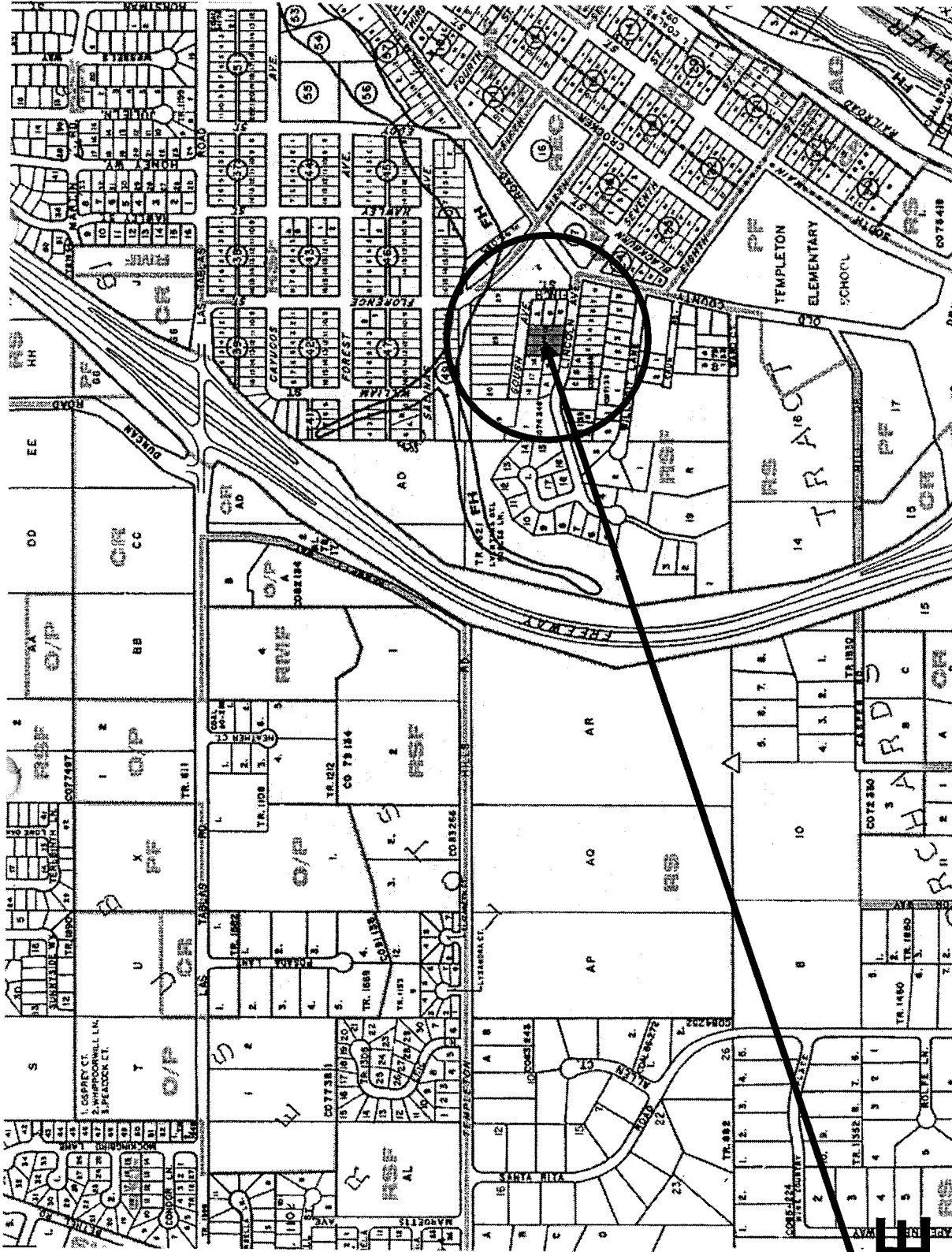
Erskine SUB2004-00175

EXHIBIT

Vicinity Map



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**SITE**

PROJECT

Parcel Map  
Erskine SUB2004-00175

EXHIBIT

Land Use Category



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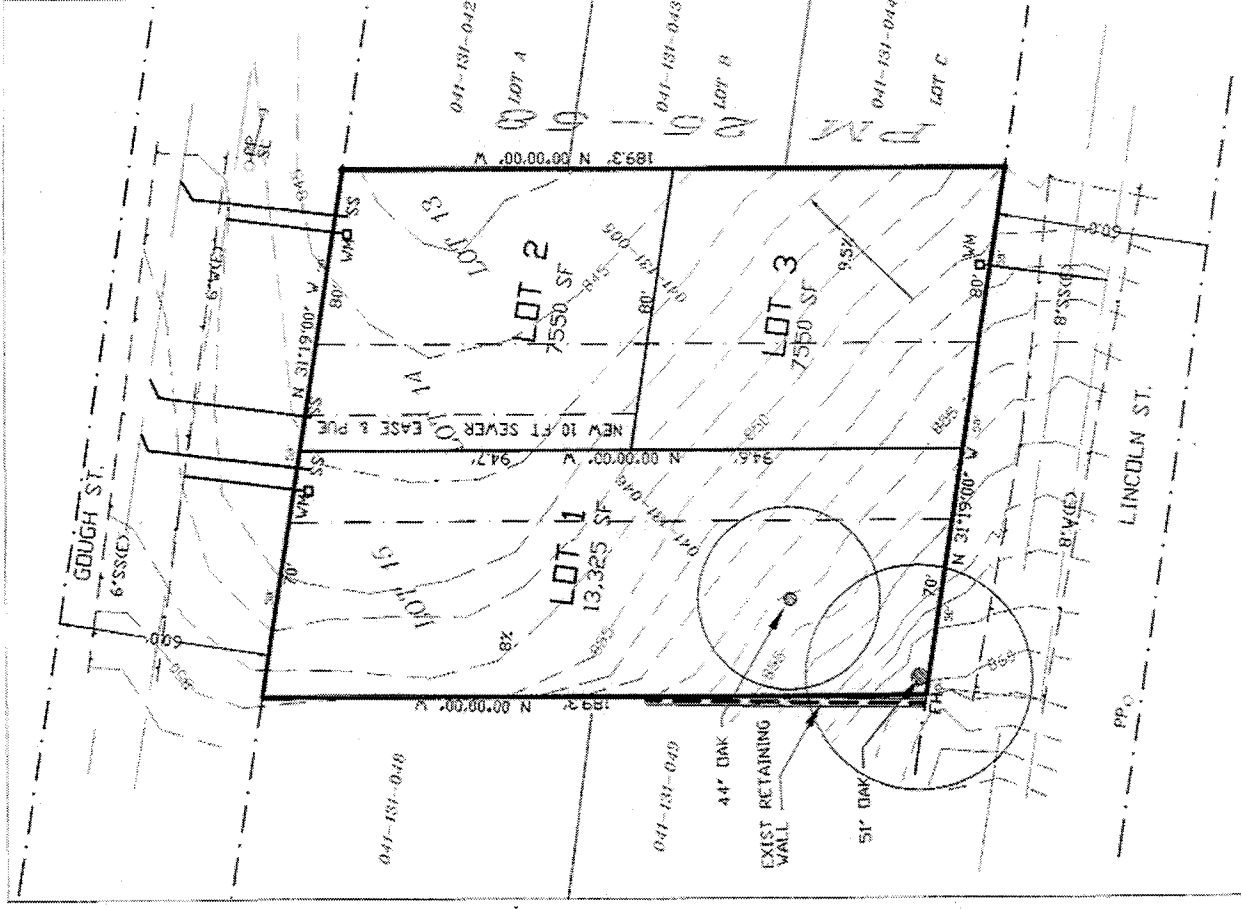


EXHIBIT Site Plan



PROJECT Parcel Map  
Erskine SUB2004-00175



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

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FEB - 9 2006

VICTOR HOLANDA, AICP  
DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

DATE: 2-8-06

From TO PW

To FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB2005-00175 Applicant: Erskine  
3 lot parcel map -> Co 06-0011. Site located  
Lincoln Ave. in Templeton. APN: 041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

**PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

**PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend approval. See stock attached. Project is within  
Templeton A road fee area

2/23/06  
Date

Bill Ogren  
Name

X 5263  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us)

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

EXHIBIT B

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CONDITIONS OF APPROVAL FOR CO 06-0011 by \_\_\_\_\_ / \_\_\_\_\_

**Approved Project** This approval authorizes the division of a \_\_\_\_\_ acre parcel into \_\_\_\_\_ parcels of \_\_\_\_\_ **acres / square feet** each.

**Access and Improvements**

X

Roads and/or streets to be constructed to the following standards:

- a. \_\_\_\_\_ constructed to a \_\_\_\_\_ section within a \_\_\_\_\_ foot dedicated right-of-way.
- b. Lincoln Ave & Gough Ave. widened to complete a A-Z urban section fronting the property.
- c. \_\_\_\_\_ constructed to a \_\_\_\_\_ section from the property to \_\_\_\_\_ (minimum paved width to be \_\_\_\_\_ feet).

☐ The applicant offer for dedication to the public by certificate on the map or by separate document:

- a. For future road improvement \_\_\_\_\_ feet along \_\_\_\_\_ to be described as \_\_\_\_\_ feet from the recorded centerline.
- b. For future road improvement \_\_\_\_\_ feet along \_\_\_\_\_ to be described as \_\_\_\_\_.
- c. For road widening purposes \_\_\_\_\_ feet along \_\_\_\_\_, to be described as \_\_\_\_\_ feet from the recorded centerline.
- d. The \_\_\_\_\_ foot road easement as shown on the tentative parcel map with a \_\_\_\_\_ foot radius property line return at the intersection of \_\_\_\_\_.
- e. A \_\_\_\_\_ foot radius property line return at the intersection of \_\_\_\_\_.
- f. The \_\_\_\_\_ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

☐ The intersection of \_\_\_\_\_ and \_\_\_\_\_ be designed in accordance with California Highway Design Manual.

☐ Access be denied to lots \_\_\_\_\_ from \_\_\_\_\_ and that this be by certificate and designation on the map.



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- ☐ The future alignment of \_\_\_\_\_ shall be shown on the map as reserved for future public right-of-way.
- ☐ A private easement be reserved on the map for access to lots \_\_\_\_\_
- ☐ A practical plan and profile for access to lots \_\_\_\_\_ be submitted to the Department of Public Works and the Department of Planning and Building for approval.
- ☐ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
- ☐ All driveways shall be constructed in accordance with County Standard Improvement Specification and Drawings. All driveways constructed on county roads require an encroachment permit

#### Improvement Plans

- ☒ Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Water plan (County Health).
  - d. Sewer plan (County Health).
  - e. Grading and erosion control plan for subdivision related improvement locations.
  - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
  - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
  - h. Trail plan, to be approved jointly with the Park Division.
- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- ☒ The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
- ☒ If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

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- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not longer required.

### Drainage

- ☐ \_\_\_\_\_ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- ☐ The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.
- ☒ Submit complete drainage calculations to the Department of Public Works for review and approval.
- ☐ If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
- ☐ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
  - a. granted to the public in fee free of any encumbrance.
  - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
  - c. reserved as a drainage easement in favor of the owners and assigns.
- ☐ If a drainage basin is required, a zone of benefit be formed within \_\_\_\_\_ for maintenance of the drainage basin. Application to be filed with the Department of Public Works Administrator.
- ☐ If a drainage basin is required, this development be annexed to \_\_\_\_\_ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.
- ☒ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

### Wastewater Disposal

- ☐ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must

perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system.

(Parcels \_\_\_\_\_ only)

5-19

- ☐ A community septic system shall be installed with a centralized leaching area and shall have a 100% or greater additional expansion area. The area for the community septic tank system and disposal area shall ***be granted in fee on the map to the appropriate maintenance agency for maintenance with the right of ingress and egress / shall be kept as open space within easement for sewage treatment purposes granted to a homeowner's association.*** Impervious paving over a disposal area is not considered acceptable.
- ☐ A long term community septic tank and disposal area maintenance plan be submitted to the Department of Public Works and Health Department and the Regional Water Quality Control Board for review prior to the filing of the final parcel or tract map.
- ☐ The community sewage system shall be designed by a Registered Civil Engineer and operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. A waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final parcel or tract map.
- ☐ This land division shall be annexed to \_\_\_\_\_ prior to the filing of the final parcel or tract map for ***water service/water and sewer service/sewer maintenance/community septic system maintenance/***\_\_\_\_\_. This includes approval by the Local Agency Formation Commission.

### Soils Report

- ☐ A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.
- ☐ Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

### Utilities

- ☒ Electric and telephone lines shall be installed ***underground / overhead.***
- ☒ Cable T.V. conduits shall be installed in the street.
- ☒ Gas lines shall be installed.
- ☐ A \_\_\_\_\_ feet public utility easement on private property along \_\_\_\_\_, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

## Design

5-20

- ☐ The lots shall be numbered in sequence.
- ☐ The \_\_\_\_\_ on lot \_\_\_\_\_ be removed or brought into conformance with the **Land Use Ordinance / Coastal Zone Land Use Ordinance** prior to filing the final parcel or tract map. A demolition permit may be required.
- ☐ The lot area of \_\_\_\_\_ shall contain a minimum area of \_\_\_\_\_ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22.22.030/23.04.021).
- ☐ The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

## Vector Control and Solid Waste

- ☐ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet **Land Use Ordinance / Coastal Zone Land Use Ordinance** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

## Fire Protection

- ☐ Provide a minimum fire flow of \_\_\_\_\_ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.
- ☐ The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
- ☐ Designate a fire lane within all the driveway areas. This lane to be a minimum width of twenty (20) feet. **(USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)**

## Parks and Recreation (Quimby) Fees

- ☐ Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total **number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.**

- ☐ For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

### Affordable Housing Fee

- ☐ Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

### Easements

- ☐ The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
- ☐ An open space easement be recorded for the open space parcel(s). It is to be held ***in single ownership / in common by the Homeowner's Association / or transferred to a public trust or conservancy agency approved by the Department of Planning and Building***. The open space parcel is to be maintained as such in perpetuity.

### Landscape Plans

- ☐ ***If a drainage basin*** is required, then submit detailed landscaping plans in compliance with Chapter 22.16/Section 23.04.180 et seq. to the Department of Planning and Building for review and approval prior to filing of the final parcel or tract map. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
  - a. Drainage basin fencing. ***(ONLY USE IF THE DRAINAGE BASIN HAS A DEPTH OF 2 FEET OR GREATER AS MEASURED FROM THE TOP OF THE RIM TO THE LOWEST PORTION OF THE BASIN)***
  - b. Drainage basin perimeter landscape screening. ***(ONLY USE FOR FENCED BASINS)***
  - c. Landscaping for erosion control.
- ☐ All approved landscaping shall be installed or bonded for prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within \_\_\_\_\_ days of completion of the improvements.

**Mitigations PUT ANY MITIGATIONS FROM DEVELOPER STATEMENT HERE ONLY IF THEY CAN BE COMPLETED PRIOR TO THE RECORDATION OF THE MAP**

- The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. That the owner(s) of lot(s) \_\_\_\_\_ is responsible for on-going maintenance of drainage basin fencing in perpetuity.
  - b. That the owner(s) of lot(s) \_\_\_\_\_ is responsible for on-going maintenance of **drainage basin / adjacent** landscaping in a viable condition on a continuing basis into perpetuity.
  - c. All driveways shall be constructed in accordance with County Standard Improvement Specifications and Drawings. All driveways constructed on county roads require an encroachment permit.
  - d. That secondary dwellings shall not be allowed on **all lots within the land division / on lots** \_\_\_\_\_.
  - e. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
  - f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
  - g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
  - h. An agricultural buffer prohibiting residential structures, consisting of \_\_\_\_\_ feet over lots \_\_\_\_\_ measured from \_\_\_\_\_, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision if future development precludes commercial agricultural production on adjustment parcels affecting this subdivision. Such a determination shall be made in consultation with the Agricultural department. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
  - i. The limits of inundation from a 100 year storm over lots \_\_\_\_\_ from \_\_\_\_\_ **creek / river** shall be shown on the additional map and note the required building restriction in the on the sheet.
  - j. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
  - k. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated \_\_\_\_\_ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
  - l. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. **(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)**

5-23

- m. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
- n. PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE  
**ONLY IF THEY GO BEYOND RECORDATION OF THE MAP**

### Covenants, Conditions and Restrictions

- ☐ The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. On-going maintenance of drainage basin fencing in perpetuity.
  - b. On-going maintenance of *drainage basin / adjacent* landscaping in a viable condition on a continuing basis into perpetuity.
  - b. Maintenance of drainage basin landscaping.
  - c. Maintenance of common areas.
  - d. Secondary dwellings shall not be allowed.
  - e. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
  - f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
  - g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
  - h. An agricultural buffer prohibiting residential structures, consisting of \_\_\_\_\_ feet over lots \_\_\_\_\_ measured from \_\_\_\_\_, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision if future development precludes commercial agricultural production on adjustment parcels affecting this subdivision. Such a determination shall be made in consultation with the Agricultural department. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
  - i. Maintenance of all local streets within the subdivision until acceptance by a public agency.
  - j. The limits of inundation from a 100 year storm over lots \_\_\_\_\_ from \_\_\_\_\_ creek / river shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.
  - k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the

5-24  
I.

Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. **(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)**  
PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE  
**ONLY IF THEY GO BEYOND RECORDATION OF THE MAP**

**Low Cost Housing (USE IN COASTAL ZONE ONLY)**

- ☐ Provide \_\_\_\_\_ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the \_\_\_\_\_ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

**Miscellaneous**

- ☒ This subdivision is also subject to the standard conditions of approval for all subdivisions using **community water and sewer / community water and septic tanks / individual wells and septic tanks**, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- ☐ A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- ☐ Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.
- ☐ Prior to the sale or development of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.
- ☐ All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.





12

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

5-25

VICTOR HOLANDA, AICP  
DIRECTOR

**THIS IS A NEW PROJECT REFERRAL**

DATE: 2-8-06

TO: Karen Nall

FROM: ☐ - South County Team    ☒ - North County Team    ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map → Co 06-0011. Site located  
Lincoln Ave. in Templeton. APN 1041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES      (Please go on to PART II.)  
☐ NO      (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES      (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO      (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

TAAC approved on consent

3/13/06

Date

Karen Nall

Name

Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

5-26

**PROJECT REFERRAL  
COMMUNITY ADVISORY COUNCIL**

Date Referred: 2-8-06

Project Planner/Manager: North Co Team

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your community group, we are enclosing a copy of the project application and plan for your preliminary review and comment. Please comment on all issues that you see may be associated with this project.

You may want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant / agent are provided on the application form that is attached.

**PROJECT INFORMATION**

File Number: SUB 2005-00175 Applicant: Erskine

Request: \_\_\_\_\_

STAFF COMMENTS: \_\_\_\_\_

**C.A.C. COMMENTS** The attached checklist is to help you with your review. *You may choose to complete the checklist as your only response to this referral.*

- ☒ We have received the referral on the above-referenced project and have no comments.  
☐ We have received the referral and have the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please let us know the following:

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does your community group want to receive notice of the public hearing for the project?            |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does your community group want a copy of the staff report when the project goes to public hearing? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does your community group want to receive notice of the final action for the project?              |

Date Referral Action Taken By Community Advisory Council: 3-16-06

**SEE REVERSE**

PROJECT REFERRAL  
COMMUNITY ADVISORY COUNCIL

5-27

Date Referred: 2-8-06

Project Planner/Manager: North Co Team

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your community group, we are enclosing a copy of the project application and plan for your preliminary review and comment. Please comment on all issues that you see may be associated with this project.

You may want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant / agent are provided on the application form that is attached.

PROJECT INFORMATION

File Number: SUB 2005-00175 Applicant: Erskine

Request: \_\_\_\_\_

STAFF COMMENTS: \_\_\_\_\_

**C.A.C. COMMENTS** The attached checklist is to help you with your review. *You may choose to complete the checklist as your only response to this referral.*

- ☒ We have received the referral on the above-referenced project and have no comments.  
☐ We have received the referral and have the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please let us know the following:

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does your community group want to receive notice of the public hearing for the project?            |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does your community group want a copy of the staff report when the project goes to public hearing? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does your community group want to receive notice of the final action for the project?              |

Date Referral Action Taken By Community Advisory Council: 3-16-06

**SEE REVERSE**



12  
IN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING  
GENERAL SERVICES

2006 FEB -9 PM 12:24

5-28

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-8-06

FROM: PARKS

TO FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map -> Co 06-0011. Site located  
Lincoln Ave. in Templeton. APN 1041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

REQUIRE QUMBY FEES

Date 3/1/06

Name SHAWN COOPER

Phone X4388

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



12

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

5-29

RECEIVED  
FEB 28 2006  
ENVIRONMENTAL HEALTH

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED  
FEB - 9 2006  
ENVIRONMENTAL HEALTH

DATE: 2-8-06

TO: Env. Health

FROM: ☐ - South County Team    ☒ - North County Team    ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map -> CO 06-0011. Site located  
Lincoln Ave. in Templeton. APN: 041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES      (Please go on to PART II.)  
☐ NO      (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES      (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO      (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please provide stock conditions for community water & sewer. This office  
will need an intent to serve from TCSD in order to provide  
preliminary approval.

2/10/06  
Date

Lauri Salo  
Name

781-5551  
Phone



12

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

5-30

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-8-06

TO: Leonard M. & Jo M.

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map → CO 06-0011. Site located  
Lincoln Ave. in Templeton. APN: 041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL IF THEY SHARE THE DRIVE, IT NEEDS A NAME  
APN: 041-131-005 is a legal parcel per CO 5-257 #2 (attached).  
APN: 041-131-046 is a legal parcel per CO 5-257 #1 (attached).  
5 2 lots together are 1 legal parcel

Date 2/10/06  
2/10

Name Jo Hansen  
LFM

Phone x4661D  
5199

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600



12

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

5-31

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-8-06

TO: Leonard M. de Jell

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map -> CO 06-0011. Site located  
Lincoln Ave. in Templeton. APN: 041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. **IF THEY SHARE THE DRIVE, IT NEEDS A NAME**

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL **A NAME**  
APN: 041-131-005 is a legal parcel per CO 5-257 #2 (attached).  
APN: 041-131-046 is a legal parcel per CO 5-257 #1 (attached).  
2 lots together are 1 legal parcel

Date

2/10/06

Name

Jo Hansen  
LFM

Phone

x 41610

5199

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600



5-32  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-8-06

TO: TOSD- Fire

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map → CO 06-0011. Site located  
Lincoln Ave. in Templeton. APN 041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See Attached letter

2-14-06  
Date

Greg O'Sullivan  
Name

439-4911  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>





533

206 5<sup>th</sup> Street, P.O. Box 780  
Templeton, CA 93465  
805/434-4911  
fax 805/434-4820  
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

2-14-06

North County Team  
County Government Center  
San Luis Obispo, CA 93408

I have reviewed and conducted a site inspection on a proposed 3-lot parcel map for a project located between Lincoln Ave and Gough Ave (SUB 2005-00175). This development, if approved, would allow the construction of 3 homes. Based on the information provided the Templeton Fire Department would require:

1. Per TCSD Ordinance 2003-6, proposed residential development will be required to be fire safety sprinklered using NFPA 13D and Templeton Fire Department guidelines as the standard for design and installation.

Other fire protection measures may be required when specific plans are submitted. Please note that TCSD and Templeton Fire Department Standards and Specifications and Developers' Guide are available at the TCSD office for the developers for further specific details.

Should you have any further questions, please do not hesitate to call.

Respectfully,

A handwritten signature in black ink, appearing to read "Greg O'Sullivan", is written over the word "Respectfully,".

Greg O'Sullivan  
Fire Chief

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# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-8-06

TO: TUSD - Sewer & H<sub>2</sub>O

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map → CO 06-0011. Site located  
Lincoln Ave. in Templeton. APN 041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

- ☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

The Applicant has 3 units of water and Sewer  
available to serve each parcel created  
by the proposed SPLT.

Date

2/13/06

Name

G.M. TOSD

Phone

434-4900

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us)

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

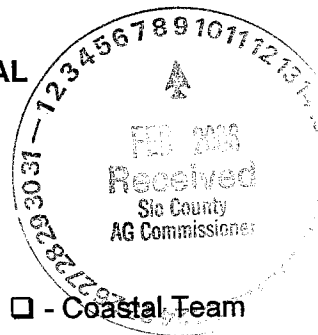
DATE: 2-8-06

TO: AG

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team



PROJECT DESCRIPTION: File Number: SUB 2005-00175 Applicant: Erskine  
3 lot parcel map -> Co 06-0011. Site located  
Lincoln Ave. in Templeton. APN 041-131-046 & 005.

Return this letter with your comments attached no later than: 2-23-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO COMMENT

2/15/06  
Date

L. AUCHINCLOSS  
Name

781-5914  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us)

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

# GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

THOMAS ERSKI

SUB2005-00175

Parcel Map

3 LOT PARCEL MAP

SAL/ TEMP

RSF

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## APPLICATION TYPE CHECK ALL THAT APPLY

- ☐ Public Lot ☐ Voluntary Merger ☐ Certificate of Completion  
☒ Parcel Map ☐ Tract Map ☐ Receiving Site  
☐ Condominium (new or conversion) ☐ Road Abandonment  
☐ Reversion to Acreage ☐ Reconsideration

- ☐ Line Adjustment  
☐ Sending Site  
☐ Road Name

## APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Thomas Erskine Trust et al. Daytime Phone 239-9566  
Mailing Address P.O. Box 510, Paso Robles, CA Zip 93447  
Email Address: \_\_\_\_\_

☐ Applicant Name Thomas Erskine Trust et al. Daytime Phone 239-9566  
Mailing Address P.O. Box 510, Paso Robles, CA Zip 93447  
Email Address: \_\_\_\_\_

☒ Agent Name John McCarthy/McCarthy Esq. Daytime Phone 805 238-9585  
Mailing Address 731 ORCHARD DR. Paso Robles Zip 93446  
Email Address: mac@tsn.net

## PROPERTY INFORMATION

Total Size of Site: 28,425 SF Assessor Parcel Number(s): 041-131-046 & 005  
Legal Description: Lots 13, 14, 15 of C.A. Wenngrer's Addition, SLO County, BMAPS, 54  
Address of the project (if known): \_\_\_\_\_  
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 north, right on Vineyard Exit, Left on Old County Rd, Left on Lincoln Ave.  
Describe current uses, existing structures, and other improvements and vegetation on the property:  
VACANT

## PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): 3 LOT PARCEL MAP

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature John McCarthy Date 02-07-06

## FOR STAFF USE ONLY

Minimum Parcel Size: \_\_\_\_\_ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?



AIR POLLUTION  
CONTROL DISTRICT  
COUNTY OF SAN LUIS OBISPO

February 22, 2006

North County Team  
County Government Center  
San Luis Obispo CA 93408

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SUBJECT: APCD Comments Regarding the Erskine Parcel Map - Templeton Project  
Referral. (CO-06-0011)

Dear North County Team,

Thank you for including the San Luis Obispo County Air Pollution Control District (SLO APCD) in the environmental review process. We have completed our review of the proposed project located at Lincoln St & Gough St. in Templeton. The project proposes to subdivide two undeveloped residential single family (RSF) parcels inside the Templeton urban reserve line (URL) into three parcels. The original parcels total 28,425 square foot (SF) and the subdivided parcels will have two of 7,550 SF and one being 13,325 SF. The average parcel size would be about 4.75 units per acre. *The following are APCD comments that are pertinent to this project.*

#### GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

#### CONSTRUCTION PHASE MITIGATION

##### Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

##### Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate

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fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

#### Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

#### **OPERATIONAL PHASE MITIGATION**

The APCD staff considered the operational impact this development by comparing it against screening models within the APCD's Air Quality Handbook. This indicated that operational phase impacts will likely be less than the APCD's CEQA Tier I significance threshold value of 10 lbs of emissions per day. Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.

#### Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

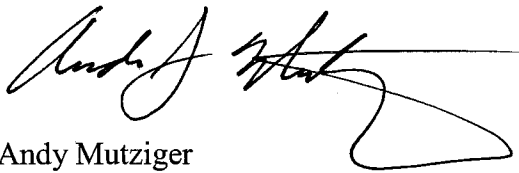
- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

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If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Mutziger", with a long horizontal flourish extending to the right.

Andy Mutziger  
Air Quality Specialist

AJM/sll

cc:

Tim Fuhs, Enforcement Division, APCD  
Karen Brooks, Enforcement Division, APCD  
Thomas Erskine, Trust

Attachments:

Naturally Occurring Asbestos - Exemption Request Form.

# Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

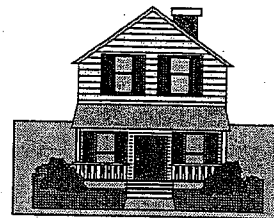
Attachment 1

Send To:

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San Luis Obispo County  
Air Pollution Control District  
3433 Roberto Court  
San Luis Obispo, CA 93401

Phone (805) 781-5912  
Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements.**"

## APPLICANT MUST SIGN BELOW

I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature:

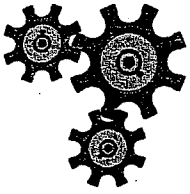
Date:

## OFFICE USE ONLY - APCD Required Element – Geological Evaluation

Intake Date:	APCD Staff:	OIS Site #:	OIS Proj. #:
Date Reviewed:	APCD Staff:	Approved	Not Approved
Comments:			



# Naturally Occurring Asbestos - Construction & Grading Project Form



Send To:  
San Luis Obispo County Air  
Pollution Control District  
3433 Roberto Court  
San Luis Obispo, CA 93401  
805-781-5912

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Applicant Information/Property Owner		Project Name	
Address		Project Address and/or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

Check Where Applicable	ITEM	APCD REQUIRED ELEMENT 1	APCD REQUIRED ELEMENT 2
	Project IS NOT Subject to NOA Requirements	Mapped Location Attached	
	Project IS Subject to NOA Requirements but NOT Disturbing NOA	Geological Evaluation Attached	Exemption Request Form Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - More than One Acre	Geological Evaluation Attached	Dust Control Measure Plan Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - One Acre or Less	Geological Evaluation Attached	Mini-Dust Control Measure Plan Attached

## APPLICANT MUST SIGN BELOW:

Legal Declaration/Authorized Signature:

Date:

## OFFICE USE ONLY - APCD Required Elements

Geological Evaluation		Exemption Request Form		Dust Control Measure Plan		Monitoring, Health & Safety Plan	
Approved		Approved		Approved		Approved	
Not Approved		Not Approved		Not Approved		Not Approved	
Comments:		Comments:		Comments:			
APCD Staff:		Intake Date:		Date Reviewed:		OIS Site #	
REQUEST FOR INVOICE		Basic Fee:		Additional Fees:		Total Fees:	

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